

**CITY OF MILPITAS PLANNING COMMISSION
AGENDA FOR APRIL 23, 2003
CITY HALL COUNCIL CHAMBERS 7:00 P.M.
455 E. CALAVERAS BLVD., MILPITAS, CA 95035
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

- IV. APPROVAL OF MINUTES:** April 9, 2003
- V. ANNOUNCEMENTS:**
- VI. APPROVAL OF THE AGENDA**
- VII. CONSENT CALENDAR** (Items with an asterisk *)

At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

VIII. PUBLIC HEARING

- * **1. HILLSIDE SITE & ARCHITECTURAL REVIEW (P-SA2003-19):** Request to revise previously approved plans for a not-yet-constructed hillside residence, deleting the previously approved basement with skylights, and adding a patio cover. (APN: 42-30-009). Applicant: Kevin Chiang. Project Planner: Annelise Judd, 586-3273 (*Recommendation: Recommend approval with conditions to the City Council*)
- * **2. SITE AND ARCHITECTURE APPROVAL (P-SZ2003-3):** A request to construct a 4,000 square foot commercial building, with associated parking and landscape modifications at 100 North Milpitas Boulevard (APN: 028-12-021). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, 586-3287. (*Recommendation: Approval with Conditions*)
- 3. VARIANCE (P-V2003-1):** A request for variance to allow a residential addition 2 feet into the required side yard setback of a legal non-conforming structure located at 123 North Gadsden Drive (APN: 029-18-009). Applicant: Chad and Jessica Leffler. Project Planner: Kim Duncan, 586-3283. (*Recommendation: Denial*)

- * 4. **"S" ZONE APPROVAL NO. P-SZ2002-6, USE PERMIT NO. P-UP2002-35 AND ENVIRONMENTAL IMPACT ASSESSMENT NO. P-EA2003-1:** Request for a mixed use development consisting of 101 residential units and 6,000 SF of retail that exceeds the height and setback regulations for the MXD-TOD district and includes vacation of a portion of Weller Lane and approval of the related Negative Declaration for the property located at 230 North Main Street (APN 028-24-017 and -018). Applicant: Apton Properties, LLC. Project Planner: Staci Pereira, 408-586-3278. *(Recommendation: Continue to May 14, 2003)*

IX. NEW BUSINESS

- * 5. **SITE AND ARCHITECTURE AMENDMENT (P-SA2003-45):** A request to install a 6-foot high property fence along the rear and sides of the property in the hillside area at 638 Quince Lane (APN: 029-59-009). Project Planner: Troy Fujimoto, 586-3287. *(Recommendation: Approval with Conditions)*
6. **"S" ZONE AMENDMENT NO. P-SA2003-3:** Request for building and site improvements associated with converting a residence to a commercial building for medical use at 429 South Main Street (APN 086-10-022). Applicant: Hien N. Nguyen and Nicole Thanh-Cam Vecchi. Project Planner: Staci Pereira, 586-3278 *(Recommendation: Denial)*

X. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING IS May 14, 2003

The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.

MILPITAS PLANNING COMMISSION SUBCOMMITTEE

The Planning Commission Subcommittee consists of two members of the Planning Commission, who have approval authority for minor "S" Zone project reviews not involving public hearings. The project reviews are held at **6:30 P.M.** on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard.

- a. **P-SA2003-46:** 1,100 square-foot building addition for Citibank, 5 N. Milpitas Boulevard (APN: 028-22-11). Applicant: Keith Dacosta, CAS Architects. Project Planner: Annelise Judd, 586-3273.
- b. **P-SA2003-29:** New building signage and reface of existing monument sign located at 1521 California Circle (APN: 022-37-046). Applicant: Cal-Neon. Project Planner: Kim Duncan, 586-3283.